



Doc No **T02612578**

Certified, filed and/or recorded on
Apr 23, 2018 12:22 PM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 203

Pkg ID 1242196E

Document Recording Fee Torrens	\$0.00
<i>Document Total</i>	\$0.00

Existing Certs

582999

E.T. NO. 17341

STATE OF MINNESOTA

DIRECTIVE OF EXAMINER OF TITLES

COUNTY OF RAMSEY

TO: The Registrar of Titles of Ramsey County, Minnesota

RE: Certificate of Title Nos. 582999 – Lot Split Survey

Minnesota Statutes require lot split approval to be stamped on the deed, but the City of Saint Paul stamps the survey instead.

A survey is not acknowledged so it's not recordable. But we need it recorded to prove lot split approval.

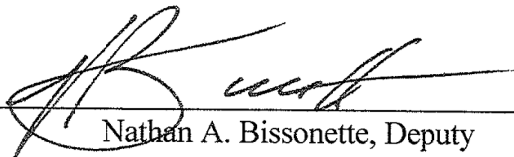
NOW THEREFORE, you are directed to accept for recording on Certificate of Title 582999 the Certificate of Survey dated January 10, 2018 bearing the signature of Paul Dubriel, Planning Administrator for the City of Saint Paul, as evidence of lot split approval.

Future deeds splitting the property can be accepted without Examiner approval, if the legal description on those deeds matches the descriptions on this survey.

You are further directed to carry forward the memorial of this directive until further order.

You are further directed to waive the recording fees for this directive.

WAYNE D. ANDERSON, EXAMINER OF TITLES


Nathan A. Bissonette, Deputy

DATED: April 4, 2018

NAB/abh



ORIGINAL LEGAL DESCRIPTION:

Lots 4 & 5, Block 4, Lane's North Dale Park, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION OF PARCEL A:

Lot 4, Block 4, Lane's North Dale Park, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION OF PARCEL B:

Lot 5, Block 4, Lane's North Dale Park, Ramsey County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.
3. Showing the location of observed existing improvements we deem necessary for the survey.
4. Setting survey markers or verifying existing survey markers to establish the corners of the property.
5. Existing building dimensions and setbacks measured to outside of siding or stucco.
6. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.

STANDARD SYMBOLS & CONVENTIONS:

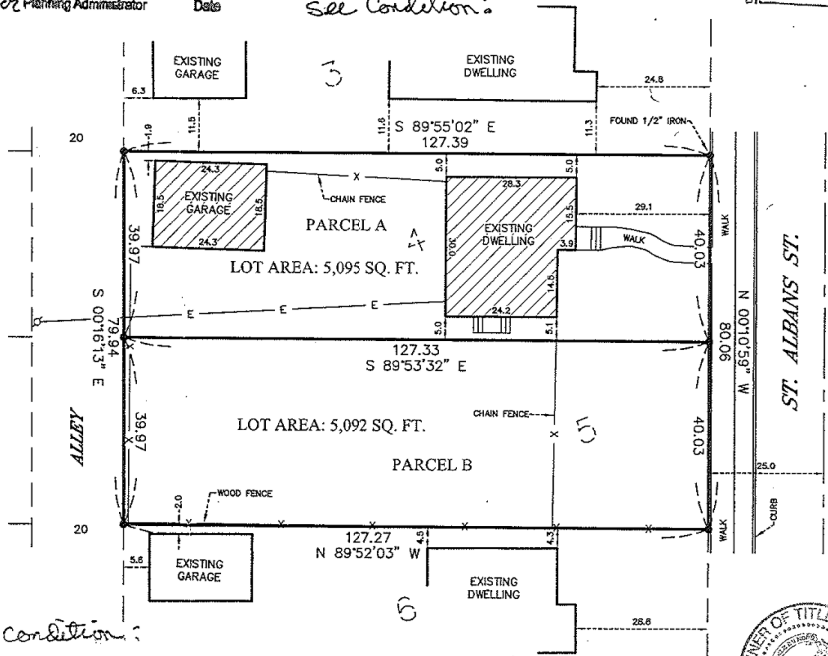
"●" Denotes iron survey marker, 1/2" x 1/4", with plastic I.D. cap R.L.S. No. 43503, to be set upon approval, unless otherwise noted.

Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL
By *Paul Dubrion*
202 Planning Administrator Date

approval of lot split only; Not for building placement. This lot split approval does not constitute approval of buildings or uses of this site. See Condition 1.

RECEIVED
FEB 20 2018
BY: _____



Condition 1

subject to the removal of the existing fence that crosses the proposed new property line, or restructuring the fence so that it meets the requirement of St. Paul Legislative Code Sec. 33.07 that fences and all supporting structures shall be completely within the boundaries of the lot they are on, with no portion encroaching onto adjacent property.



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	ADVANCE SURVEYING & ENGINEERING, CO.	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE SURVEYED:	SHEET TITLE	SHEET NO.
			ADAM WRIGHT 1635 ST. ALBANS, ST. N. ST. PAUL, MN	Advance Surveying & Engineering, Co. 17911 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advance.com	<i>Wayne W. Prange</i> #43503 LICENSE NO.	JANUARY 10, 2018	LOT SPLIT SURVEY	S1
						JANUARY 11, 2018	180003 WP	SHEET 1 OF 1